

RESOLUTION NO. R-05-11-10-13E1

WHEREAS, the City of Round Rock has adopted an ordinance creating the MU-1a (Mixed-Use Southwest Downtown) Zoning District, and

WHEREAS, the adopted ordinance that created the MU-1a (Mixed-Use Southwest Downtown) Zoning District calls for the City Council to adopt a resolution identifying and listing the existing detached single-family residences located within the newly created MU-1a (Mixed-Use Southwest Downtown) Zoning District, and

WHEREAS, the City Council wishes to adopt a list identifying the existing detached single-family residences located within the newly created MU-1a (Mixed-Use Southwest Downtown) Zoning District, Now Therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROUND ROCK, TEXAS,

That the City Council hereby adopts the properties listed below as the existing detached single-family residences located within the newly created MU-1a (Mixed-Use Southwest Downtown) Zoning District.

208 South Blair Street

110 Florence Avenue

407 West Liberty Avenue

409 West Liberty Avenue

410 West Liberty Avenue

210 McNeil Road

212 West Main Street

306 West Main Street

307 West Main Street

403 West Main Street


407 West Main Street

409 West Main Street

106 San Saba Street

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this 10th day of November, 2005.



NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:



CHRISTINE R. MARTINEZ, City Secretary

DATE: November 4, 2005

SUBJECT: City Council Meeting – November 10, 2005

ITEM: 13.E.1. Consider a resolution identifying and listing the existing detached single-family residences located within the newly created MU-1a (Mixed-Use Southwest Downtown) District.

Department: Planning and Community Development Department
Staff Person: Jim Stendebach, Planning and Community Development Director

Justification:

The MU-1a (Mixed-Use Southwest Downtown) District includes provisions for increased compatibility standards for properties that abut existing detached single-family residences. These standards will provide protection for a property listed in this Resolution as long as the property maintains its single-family use.

Funding:

Cost: N/A

Source of funds: N/A

Outside Resources: N/A

Background Information:

One of the goals of the Southwest Downtown Plan (adopted February 2005) was to accommodate existing single-family residences in the area by examining the compatibility of land uses. During public workshops, participants expressed the need for fencing requirements, ways to address odors from nearby restaurants, and issues with single-family yards being shadowed by adjacent larger buildings. The MU-1a (Mixed-Use Southwest Downtown) District addresses these issues through additional compatibility standards. This Resolution identifies and lists the addresses of the existing single-family residences. Abutting uses will have to comply with the compatibility standards in the Ordinance. If a single-family residence listed in the Resolution is converted to a non-single family use, the requirements shall not longer apply.

Public Comment:

Many public workshops were held as part of the planning process for the Southwest Downtown Plan. Public notice and a public hearing were held in accordance with the City of Round Rock's Zoning Ordinance for the recommendation of the MU-1a (Mixed-Use Southwest Downtown) District. Through the public notification process for the adoption of the MU-1a (Mixed-Use Southwest Downtown) District, the notified property owners received a list of addresses which are included in this Resolution.